



Carnethy, 49 High Street

| Earlsferry | KY91AF

**Thorntons**   
*Let's get a move on!*







# Carnethy, 49 High Street

| Earlsferry | KY91AF

## Description

Impressive lower villa facing facing Elie Beach and enjoying panoramic views over Elie Bay. The accommodation has been thoughtfully and comprehensively upgraded and extended blending period character and modern comfort. The bespoke sun lounge built by 'Garlands' of Elie makes the most of the sea views. There are private gardens to the rear of the property and a tandem double drive to the front. There is direct access to the beach from the garden a shared path leads directly to the dunes. The golf course, shops and restaurants are all within easy walking distance. The property is in excellent decorative order, used as a main family home, not as a holiday let.







## Description

The accommodation which is all on ground floor level has an adaptable layout depending on the purchasers needs. The entrance vestibule leads to the hall which has excellent built in storage. The solid oak dining kitchen leads on to the lounge. This naturally bright room has a door out to the lovely patio and garden which are south facing.

The kitchen is well equipped with integral dishwasher and fridge, range cooker and ample floor and wall units. The first double bedroom is a generous size benefitting from fitted wardrobes with both hanging and shelving, this room looks over the garden toward the beach. Bedroom two also benefits from fitted wardrobes.

The third bedroom is currently used both as multipurpose utility room with fitted cupboards, washing machine and dryer, sink and study. Enjoying a framed view of Bass rock this room could easily be turned back into a bedroom as it already has a modern shower off which would make it en- suite.

The landscaped garden has a patio extending from the house and a few steps lead down to the main garden with attractive paving, grass with stepping stones and flower beds. A mutual shared side path leads to the beach.



Elie & Earlsferry have excellent local amenities including arguably the finest beaches within the East Neuk, 2 golf courses, a watersports centre and an array of eating establishments, shops and public houses. The historic university town of St Andrews, the home of golf' is only twelve miles away and Edinburgh is only forty-four miles away. EPC - D











Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft

Lounge	14.6' x 13.9'	4.45m x 4.24m
Dining Kitchen	15.5' x 13.0'	4.72m x 3.96m
Bedroom 1	17.3' x 11.6'	5.28m x 3.53m
Bedroom 2	13.4' x 10.5'	4.09m x 3.20m
Bedroom 3	13'9 x 6'3	4.19m x 1.91m
Ensuite	9.7' x 6.3'	2.95m x 1.93m
Bathroom	9.7' x 7.4'	2.95m x 2.26m

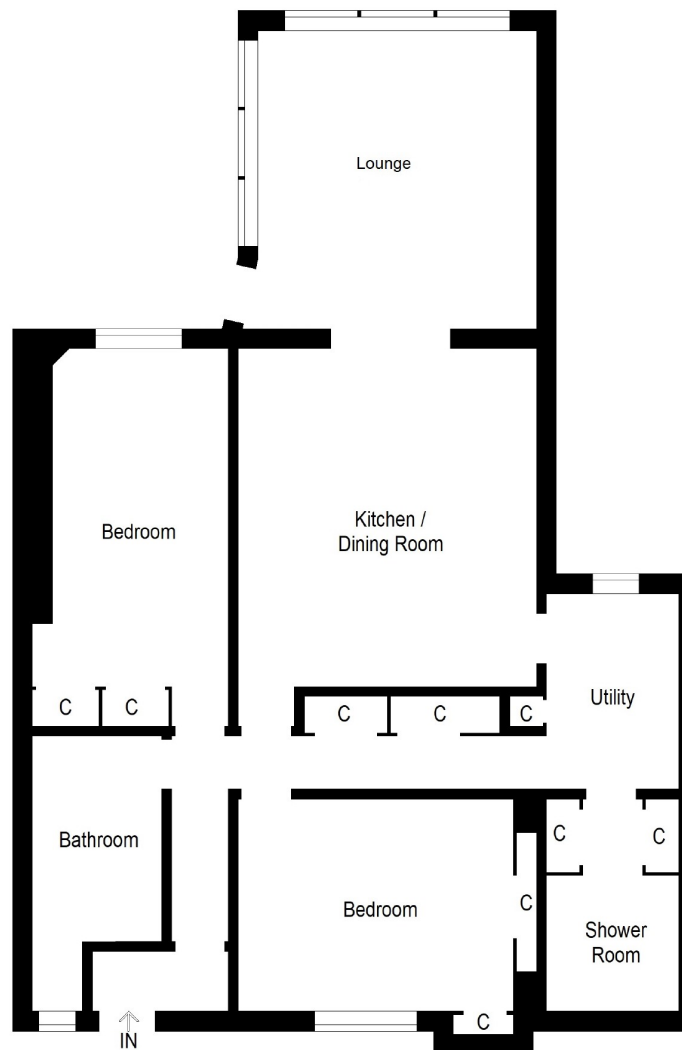


Illustration For Identification Purposes Only. Not To Scale (ID530099 / Ref:69444)

aspc êspc fifespc pspc tšpc spc



**Thorntons**  
Let's get a move on!

T: 01333 310481

E: [anstruther@thorntons-law.co.uk](mailto:anstruther@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.